166.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,600 / 945,600
					USE VALUE:	945,600 / 945,600
					ASSESSED:	945,600 / 945,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAKOPOULOS ANTONIOS
Owner 2:	
Owner 3:	
Street 1:	30 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAKOPOULOS ANTONIOS -
Owner 2:	-
Street 1:	30 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Brick Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5710.000	531,000	700	413,900	945,600
Total Card	0.131	531,000	700	413,900	945,600
Total Parcel	0.131	531,000	700	413,900	945,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.60 /Parcel: 478.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109787

GIS Ref

GIS Ref

Insp Date 07/21/18

!12846!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	531,000	700	5,710.	413,900	945,600		Year end	12/23/2021
2021	101	FV	517,200	700	5,710.	413,900	931,800		Year End Roll	12/10/2020
2020	101	FV	516,600	700	5,710.	413,900	931,200	931,200	Year End Roll	12/18/2019
2019	101	FV	396,100	700	5,710.	413,900	810,700	810,700	Year End Roll	1/3/2019
2018	101	FV	397,900	0	5,710.	366,600	764,500	764,500	Year End Roll	12/20/2017
2017	101	FV	397,900	0	5,710.	307,500	705,400	705,400	Year End Roll	1/3/2017
2016	101	FV	397,900	0	5,710.	307,500	705,400	705,400	Year End	1/4/2016
2015	101	FV	378,900	0	5,710.	266,100	645,000	645,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:40:03

LAST REV

Date	Time
10/26/20	08:44:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAKOPOULOS ANTO	53825-41		11/12/2009	Family	176,666	No	No		
MANZI LUCY	53825-39		11/12/2009	Family	353,333	No	No		
	10394-433		10/19/1963			No	No		N

USER DEFINED

Prior Id # 1:	109787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	781	New Wind	20,000	C				
7/15/2011	703	Re-Roof	8,100					
1/6/2010	12	Redo Kit	10,000					& NEW BATHROOM BY
11/20/2009	1184	Demoliti	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	372	PATRIOT
11/10/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5710		Sq. Ft.	Site		0	70.	1.04	8									413,909						413,900	

Total AC/HA:	0.13108	Total SF/SM:	5710	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,909	Spl Credit		Total:	413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18144369
Const Adj.:	1.03482831
Adj $ / SQ:	165.050
Other Features:	143694
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652308
Depreciation:	121329
Depreciated Total:	530979

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

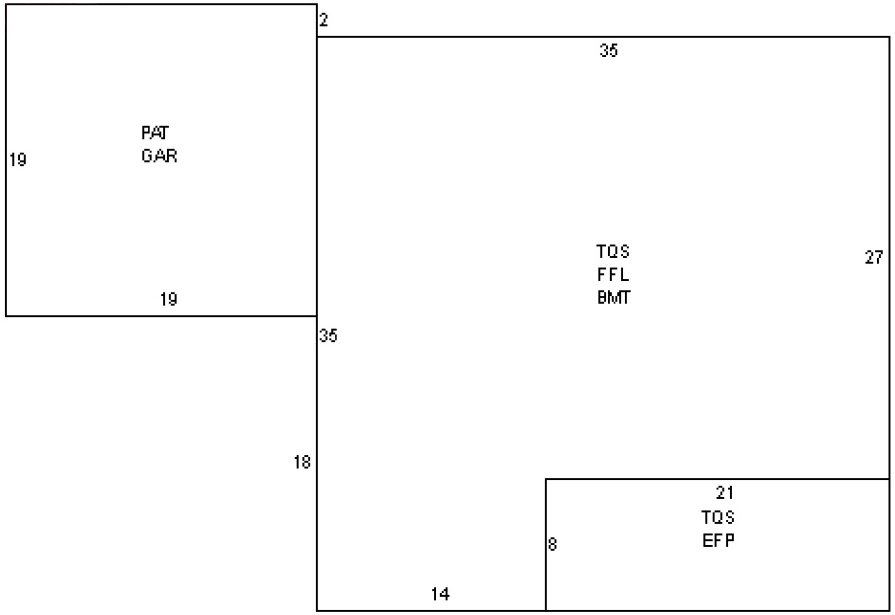
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.71
Special Features:	0	Val/Su Net:	135.36
Final Total:	531000	Val/Su SzAd	268.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,057	49.510	52,337
FFL	First Floor	1,057	165.050	174,458
TQS	3/4 Story	919	165.050	151,640
GAR	Garage	361	22.690	8,191
PAT	Patio	361	3.400	1,229
EFP	Enclos Porch	168	44.940	7,550

Net Sketched Area:	3,923			Total:	395,405
Size Ad	1975.75	Gross Area	4229	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

166.0-0001-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2016	4.85	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700